

PERRINE
NEIGHBORHOOD REVITALIZATION
STRATEGY AREA PROFILE

Research Section
Miami-Dade County
Department of Planning & Zoning
111 NW 1 Street, Suite 1220
Miami, Florida 33128-1972
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Preface

This is one of a series of short profiles of Neighborhood Revitalization Strategy Areas in Miami-Dade County, Florida. These areas are targeted for assistance by the Miami-Dade County Office of Community and Economic Development under the U.S. HUD Community Development Block Grant program.

These profiles present data from the 2000 Census, Summary Files 1 and 3. Summary File 1 includes basic demographic and housing characteristics from the census "short form" which went to all households. Summary File 3 data are from the census "long form," sent to a sample of one-in-ten households in Miami-Dade. These data include economic and social measures such as income, poverty, employment, and education. Where possible, data from 2000 are compared to 1990 and 1980 data to describe change in these communities.

Support for these profiles was provided by the Miami-Dade County Office of Community and Economic Development.

Perrine

Perrine is a small, Black community in unincorporated South Miami-Dade. It is a low-income and high-poverty area. Between 1990 and 2000, the poverty rate for persons remained high at 54 percent. The percent of families in poverty also remained high at 51 percent.

Households in Perrine were more likely to rent than own their housing units, although the proportion renting declined over the decade from 70 percent in 1990 to 55 percent in 2000. The value of housing, both mean home value and rent, were below the County average.

Perrine residents had a lower level of educational attainment than the Miami-Dade average.

In sum, the Perrine Neighborhood Revitalization Strategy Area faces a range of serious social and economic challenges.



PERRINE



Introduction

Perrine is located in unincorporated South Miami-Dade just north of the Cutler Ridge Center. It is bounded by SW 168 Street on the north; SW 107 Avenue on the west; the Black Creek Canal on the south; from the Florida Turnpike to U.S. 1; and U.S. 1 on the east.

Perrine is one of Miami-Dade's older Black settlements. It was named after Dr. Henry H. Perrine, a botanist. In the 1830s, Dr. Perrine attempted to establish a resort in the area. The resort did not take hold and, after his death, his heirs gave the land to the Florida East Coast Railroad. By the early 1900s, Perrine had a school, post office and general store. It grew during the real estate boom in the 1920s, but growth was halted by the hurricane of 1926 and by the depression.

After World War II, the town expanded rapidly. Perrine incorporated briefly in 1948, but disincorporated within the year.

Demographic Characteristics

Total Population

The 1990 population of 4,503 was a decline from the 5,330 recorded in 1980.

Black and Hispanic Population

Perrine remained a Black community. In 1990, 95 percent of the population was Black. Hispanics comprised only 5 percent of the population, much lower than Miami-Dade's 49 percent and down slightly from 6 percent in 1980.

Table 1
Population by Race and Hispanic Origin
Perrine and Miami-Dade County
1980 - 2000

	1980	Change 80 to 90	1990	Change 90 to 00	2000
Total	5,330	-827	4,503	-1,047	3,456
Black	4,810	-528	4,282	-1,038	3,244
Hispanic	338	-99	239	-73	166
White	421	-231	190	-43	147
Non Hispanic White	253	-230	23	29	52
Non Hispanic Black	4,712	-439	4,273	-1,065	3,208
Percent					
Total	100%	-16%	100%	-23%	100%
Black	90%	-11%	95%	-24%	94%
Hispanic	6%	-29%	5%	-31%	5%
White	8%	-55%	4%	-23%	4%
Non Hispanic White	5%	-91%	1%	126%	2%
Non Hispanic Black	88%	-9%	95%	-25%	93%
Miami-Dade					
Total	100%	19%	100%	16%	100%
Black	17%	42%	21%	21%	21%
Hispanic	36%	64%	49%	35%	57%
White	78%	12%	73%	15%	72%
Non Hispanic White	46%	-22%	30%	-19%	21%
Non Hispanic Black	17%	37%	19%	20%	20%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980, 1990. U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Age

Like many Black communities, Perrine had a young population. In 1990, the median age interval was 20 to 24, compared to the County's 30 to 34. About 12 percent of the population was below five years of age compared to 7 percent in the County. Only 8 percent of the population was 65 years of age or older, compared to 14 percent in Miami-Dade.

Table 2
Age Distribution
Perrine and Miami-Dade County
1980-2000

	Perrine			Miami-Dade		
	1980	1990	2000	1980	1990	2000
Total Persons	5,330	4,503	3,456	1,623,781	1,937,094	2,253,362
Less than 5	617	560	315	94,237	139,714	157,871
5 to 9	570	600	383	101,385	131,426	145,752
10-14	539	479	420	111,386	120,490	160,754
15-19	620	387	352	136,285	131,060	154,989
20-24	575	385	236	133,039	139,196	144,721
25-29	464	354	187	125,898	168,342	163,859
30-34	293	343	171	114,333	163,334	173,574
35-44	429	446	506	192,585	278,043	361,966
45-54	414	270	306	187,309	212,098	282,766
55-59	246	126	109	90,929	91,769	109,141
60-64	168	173	124	80,555	90,816	97,417
65-74	272	235	201	149,491	146,131	162,257
75+	123	145	146	105,698	124,675	138,295
	Perrine			Miami-Dade		
Total Persons	100%	100%	100%	100%	100%	100%
Less than 5	12%	12%	9%	6%	7%	7%
5 to 9	11%	13%	11%	6%	7%	6%
10-14	10%	11%	12%	7%	6%	7%
15-19	12%	9%	10%	8%	7%	7%
20-24	11%	9%	7%	8%	7%	6%
25-29	9%	8%	5%	8%	9%	7%
30-34	5%	8%	5%	7%	8%	8%
35-44	8%	10%	15%	12%	14%	16%
45-54	8%	6%	9%	12%	11%	13%
55-59	5%	3%	3%	6%	5%	5%
60-64	3%	4%	4%	5%	5%	4%
65-74	5%	5%	6%	9%	8%	7%
75+	2%	3%	4%	7%	6%	6%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1A, Florida, 1980 and 1990. U.S. Census Bureau, Census 2000, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Household Structure

In 1990, most Perrine residents (about 90 percent) lived in family households, higher than the County's 85 percent. About 8 percent lived in non-family households. A family household contains two or more persons, related by blood, marriage or adoption, sharing a single housing unit.

Households in Perrine were much less likely to be married couples (23 percent compared to about 50 percent for the whole County). The percent of family households headed by a female householder (43 percent) was nearly three times the County's 15 percent.

Among households with children, 77 percent were headed by a single parent, most of them women. The percent of single-person households, 23 percent, was somewhat lower than Miami-Dade's 25 percent.

Table 3
Households by Family Status
Perrine and Miami-Dade County
1990-2000

	Perrine			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Households	1,338	-330	1,008	692,355	84,419	776,774
Family Households	980	-204	776	481,260	67,233	548,493
Married Couple	306	-80	226	342,512	28,386	370,898
With children	160	-54	106	164,216	11,331	175,547
No children	146	-26	120	178,296	17,055	195,351
Male Householder	100	-8	92	35,377	8,547	43,924
With children	60	-30	30	17,177	-288	16,889
No children	40	22	62	18,200	8,835	27,035
Female householder	574	-116	458	103,371	30,300	133,671
With children	472	-214	258	64,848	5,468	70,316
No children	102	98	200	38,523	24,832	63,355
Non-family Households	358	-126	232	211,092	17,189	228,281
Percent						
Total Households	100%	-25%	100%	100%	12%	100%
Family Households	73%	-21%	77%	70%	14%	71%
Married Couple	23%	-26%	22%	49%	8%	48%
With children	12%	-34%	11%	24%	7%	23%
No children	11%	-18%	12%	26%	10%	25%
Male Householder	7%	-8%	9%	5%	24%	6%
With children	4%	-50%	3%	2%	-2%	2%
No children	3%	55%	6%	3%	49%	3%
Female householder	43%	-20%	45%	15%	29%	17%
With children	35%	-45%	26%	9%	8%	9%
No children	8%	96%	20%	6%	64%	8%
Non-family Households	27%	-35%	23%	30%	8%	29%

Source: U.S. Census Bureau, Census 2000, Summary File 1, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Housing

Number of Units

The 1,091 housing units reported in 2000 was a decrease from the 1,421 reported in 1990.

Tenure and Vacancy

The vacancy rate in Perrine (8 percent) was slightly lower than the County's 9 percent.

The share of occupied units that were renter-occupied (55 percent) decreased from 70 percent in 1990. This was much higher than the County average of 42 percent.

Table 4
Housing Units by Tenure and Vacancy Status
Perrine and Miami-Dade County
1990 to 2000

	Perrine			Miami-Dade		
	1990	Change 90 to 00	2000	1990	Change 90 to 00	2000
Total Units	1,421	-330	1,091	771,288	80,990	852,278
Occupied Units	1,338	-330	1,008	692,355	84,419	776,774
Owner Occupied	408	43	451	375,912	73,413	449,325
Renter Occupied	930	-373	557	316,443	11,006	327,449
Vacant Units	83	0	83	78,933	-3,429	75,504
For Rent	28	0	28	31,611	-11,745	19,866
For Sale	6	-1	5	11,007	-1,152	9,855
Seasonal/Other	38	-30	8	32,736	-3,090	29,646
Vacant/Boarded Up/ Other Vacant	11	31	42	3,579	12,558	16,137
Percent						
Total Units	100%	-23%	100%	100%	100%	100%
Occupied Units	94%	-25%	92%	90%	104%	91%
Owner Occupied	29%	11%	41%	49%	91%	53%
Renter Occupied	65%	-40%	51%	41%	14%	38%
Vacant Units	6%	0%	8%	10%	-4%	9%
For Rent	2%	0%	3%	4%	-15%	2%
For Sale	0%	-17%	0%	1%	-1%	1%
Seasonal/Other	3%	-79%	1%	4%	-4%	3%
Vacant/Boarded Up/ Other Vacant	1%	282%	4%	0%	351%	2%
Vacancy Rate	6%	0%	8%	10%	-4%	9%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Housing Values and Rents

In 2000, the home values in Perrine were lower than the County average. Only about 10 percent of residences were valued at \$100,000 or more, compared to 66 percent for the County.

Table 5
Value of Specified Owner-Occupied Housing
Perrine and Miami-Dade County
1990 to 2000

	1990		2000	
	Perrine	Miami- Dade	Perrine	Miami- Dade
Total Units	368	275,298	420	335,815
less than \$30,000	45	4,095	15	2,097
\$30,000 to \$59,999	210	44,179	63	13,900
\$60,000 to \$99,999	104	129,221	302	98,294
\$100,000 to \$149,999	8	52,723	31	109,962
\$150,000 to \$199,999	0	18,764	9	53,514
\$200,000 +	1	25,746	0	58,048
Percent				
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$30,000	12.2%	1.5%	3.6%	0.6%
\$30,000 to \$59,999	57.1%	16.0%	15.0%	4.1%
\$60,000 to \$99,999	28.3%	46.9%	71.9%	29.3%
\$100,000 to \$149,999	2.2%	19.2%	7.4%	32.7%
\$150,000 to \$199,999	0.0%	6.8%	2.1%	15.9%
\$200,000 +	0.3%	9.4%	0.0%	17.3%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, 2003.

Rental costs also remained low relative to the County. About 83 percent of these units rented for less than \$500. The comparable County figure was 28 percent.

Table 6
Contract Rent for Renter-Occupied Units
Perrine and Miami-Dade County
1990 to 2000

	1990		2000	
	Perrine	Miami-Dade	Perrine	Miami-Dade
Total Units	815	305,935	582	326,833
less than \$100	184	15,527	97	18,675
\$100 to \$199	150	16,181	154	16,614
\$200 to \$249	79	14,021	28	5,360
\$250 to \$299	140	21,364	58	6,510
\$300 to \$349	148	30,280	0	10,741
\$350 to \$399	19	39,390	47	16,473
\$400 to \$449	50	36,104	54	22,095
\$450 to \$499	22	34,036	44	29,180
\$500 to \$599	16	48,431	40	58,061
\$600 to \$699	3	25,047	60	53,707
\$700+	4	25,554	0	89,417
Percent				
Total Units	100.0%	100.0%	100.0%	100.0%
less than \$100	22.6%	5.1%	16.7%	5.7%
\$100 to \$199	18.4%	5.3%	26.5%	5.1%
\$200 to \$249	9.7%	4.6%	4.8%	1.6%
\$250 to \$299	17.2%	7.0%	10.0%	2.0%
\$300 to \$349	18.2%	9.9%	0.0%	3.3%
\$350 to \$399	2.3%	12.9%	8.1%	5.0%
\$400 to \$499	6.1%	11.8%	9.3%	6.8%
\$450 to \$499	2.7%	11.1%	7.6%	8.9%
\$500 to \$599	2.0%	15.8%	6.9%	17.8%
\$600 to \$699	0.4%	8.2%	10.3%	16.4%
\$700+	0.5%	8.4%	0.0%	27.4%

Source: U. S. Bureau of the Census, Census of Population and Housing, Summary Tape File 1-A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Income

Incomes in Perrine were lower than the County average.

The mean income for Perrine households in 1989 was \$16,802, less than half the County mean of \$37,903. In 1980, mean income was about 68 percent of the County's.

In the target area, 74 percent of all households with income had incomes below \$35,000, compared to 52 percent in Miami-Dade.

Table 7
Income Distribution
Households with Income
Perrine and Miami-Dade County
1999

	Perrine			Miami-Dade		
	Total	Black	Hispanic	Total	Black	Hispanic
Less than \$10,000	366	339	17	107,901	27,389	62,527
\$10,000 to \$14,999	94	84	0	58,409	12,035	35,437
\$15,000 to \$24,999	181	161	11	111,649	22,886	67,667
\$25,000 to \$34,999	123	123	0	100,833	19,273	59,907
\$35,000 to \$49,999	62	62	0	121,780	21,239	69,946
\$50,000 and over	158	148	10	276,806	35,232	141,943
Total Households	984	917	38	777,378	138,054	437,427
Percent						
Less than \$10,000	37%	37%	45%	14%	20%	14%
\$10,000 to \$14,999	10%	9%	0%	8%	9%	8%
\$15,000 to \$24,999	18%	18%	29%	14%	17%	15%
\$25,000 to \$34,999	13%	13%	0%	13%	14%	14%
\$35,000 to \$49,999	6%	7%	0%	16%	15%	16%
\$50,000 and over	16%	16%	26%	36%	26%	32%
Total Households	100%	100%	100%	100%	100%	100%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Poverty

In 1990 Perrine was a high-poverty area. The percent of persons in poverty was 54 percent, considerably higher than the County's 18 percent, and about the same as the 55 percent recorded in 1990.

Children were especially affected by poverty. About 79 percent of the children under five years in the Perrine area were poor in 2000. Three quarters of all children under 18 were poor. This was considerably worse than the County poverty rates for children, about 23 percent for both groups.

Reflecting personal poverty, household poverty rates also remained quite high. About 50 percent of all family households were below the poverty level, little changed from the 51 percent in 1990.

Table 8
Number and Percent of Persons in Poverty
Perrine and Miami-Dade County
1990 and 2000

	Perrine				Miami-Dade			
	1990		2000		1990		2000	
Total Persons	2,448	55%	1,801	54%	341,261	18%	396,995	18%
Black	2,363	55%	1,718	54%	117,357	30%	124,801	29%
Hispanic	103	50%	48	60%	183,207	20%	223,335	18%
Elderly	151	48%	135	46%	52,706	20%	55,020	19%
Young								
Under 5	504	91%	222	79%	33,721	25%	32,995	23%
Under 18	1,422	76%	986	74%	111,739	24%	127,435	23%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Table 9
Percent of Households in Poverty
Perrine and Miami-Dade County
1980 and 1990

	Perrine				Miami-Dade			
	1990		2000		1990		2000	
	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor	Number Poor	Percent Poor
Family Households	508	51%	378	50%	68,679	14%	80,108	14%
Female headed families, with children & no husband present	400	75%	302	80%	27,076	42%	31,621	37%

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Employment

Labor Force Status

Perrine had a high unemployment rate. In 2000, 14 percent of the civilian labor force was unemployed, higher than the County's 9 percent and little changed from the 15 percent reported in 1990. The rate of labor force participation in the area was lower than the County average. About 48 percent of area residents over 16 were not in the labor force, i.e., neither employed nor looking for work, compared to the County's 43 percent.

Table 10
Labor Force Status, Persons 16 Years and Over
Perrine and Miami-Dade County
1990 and 2000

	Perrine				Miami-Dade			
	1990	2000			1990	2000		
	Total	Total	Black	Hispanic Origin	Total	Total	Black	Hispanic Origin
Civilian Labor Force	1,434	1,107	1,054	20	976,754	1,009,456	184,703	586,601
Employed	1,219	955	922	10	901,828	921,208	159,184	535,989
Unemployed	215	152	132	10	74,926	88,248	25,519	50,612
Not in Labor Force	1,356	1,009	932	43	537,778	747,409	134,834	460,333
Percent								
Civilian labor Force	100%	100%	100%	100%	100%	100%	100%	100%
Employed	85%	86%	87%	50%	92%	91%	86%	91%
Unemployed	15%	14%	13%	50%	8%	9%	14%	9%
Not in Labor Force	49%	48%	47%	68%	36%	43%	42%	44%

Note: All figures refer to the civilian labor force. Members of the armed forces are excluded.

Source: U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.

Educational Attainment

The educational attainment of Perrine residents over 25 lagged well behind the County average. A high 45 percent of these adults had not completed high school compared to the County's 15 percent. Only 6 percent completed four or more years of college compared to 21 percent in Miami-Dade.

Table 11
Educational Attainment
Persons Age 25 and Over
Perrine and Miami-Dade County
1990 to 2000

	1990		2000	
	Perrine	Miami-Dade	Perrine	Miami-Dade
Not High School Graduate	1,115	448,282	766	229,000
High School Graduate	646	296,444	568	458,458
1-3 Years College	376	296,109	269	536,040
4 Years of College +	145	240,460	94	323,399
Total	2,282	1,281,295	1,697	1,546,897
Percent				
Not High School Graduate	53.7%	35.0%	45.1%	14.8%
High School Graduate	26.5%	23.1%	33.5%	29.6%
1-3 Years College	15.8%	23.1%	15.9%	34.7%
4 Years of College +	4.0%	18.8%	5.5%	20.9%
Total	100.0%	100.0%	100.0%	100.0%

Source: U.S. Bureau of the Census, Census of Population and Housing, Summary Tape File 3A, Florida, 1990. U.S. Census Bureau, Census 2000, Summary File 3, Miami-Dade County Department of Planning and Zoning, Research Section, 2003.